

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE TENTH DAY OF JANUARY, 2010

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Newport Housing Authority Administration Office, Newport, Rhode Island at 5:00 p.m. on January 14, 2010.

Roll call followed the Pledge of Allegiance:

PRESENT:	Chairperson	Jan Shapin
	Commissioner	Cheryl Abney
	"	Frank McCauley
	"	Frank Landry
ABSENT:	Vice Chair	Rodney Bowley
	Commissioner	Frank Coleman
	"	Constance Vergowven

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

The monthly meeting began with James Reed presenting the "Way To Go" Award to Genesis Escobar and The NAHRO Poster Contest Awards to Jana Tolich. These awards are in recognition to each resident for an achievement, an accomplishment and/or a noteworthy deed having a positive affect on themselves and on the community.

Upon a motion by Commissioner Landry, seconded by Commissioner Abney, and unanimously carried the minutes of the regular monthly meeting held on December 10, 2009 were approved.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, payment of the bills was approved.

The Secretary requested approval for payment for requisition #1 for FSSG, Inc. in the amount of \$7,395.82 for the Fire Alarm Upgrade & Sprinkler System at the Florence Gray Center.

The Secretary requested approval for payment for requisition #2 for FSSG, Inc. in the amount of \$104,141.63 for the Fire Alarm Upgrade & Sprinkler System at the Florence Gray Center.

Upon a motion by Commissioner Landry, seconded by Commissioner Abney, and unanimously carried, payment of the above bills was approved.

The Secretary requested approval for payment for change order #2 for Pezzuco Construction in the amount of \$3,743.00 credit for floor tiles for Park Holm Renovations.

The Secretary requested approval for payment for change order #3 for Pezzuco Construction in the amount of \$14,500 credit for fire alarm changes.

The Secretary requested approval for payment for change order #5 for Pezzuco Construction in the amount of \$145,169 for Park Holm Renovations.

Upon a motion by Commissioner McCauley, seconded by Commissioner Abney, and unanimously carried, change order #'s 2, 3, and 5 for Park Holm renovations was approved.

The Secretary introduced the following resolution:

RESOLUTION NO. 1049

WHEREAS, The Housing Authority of the City of Newport, Rhode Island received approvals for the revitalization of the property known as Tonomy Hill; and

WHEREAS, in connection of this redevelopment activity a Master Plan was approved allowing for a maintenance building to be erected near the furthestmost portion of the Northeast area of Property, adjacent to the existing detention pond and located in the area of further homeownership units; and

WHEREAS, The Housing Authority of the City of Newport received demolition and disposition approval from the U.S. Department of Housing and Urban Development (HUD) providing for such development activity; and,

WHEREAS, The Housing Authority of the City of Newport and its developer, Trinity Newport Phase Three Limited Partnership, wish to erect the maintenance building in a different location in Newport Heights; and,

WHEREAS, the location of the building will provide a better location for the delivery of service to the residents of Newport Heights and improve the marketability of Homeownership sales in Newport Heights Phase 5;

WHEREAS, The Housing Authority of the City of Newport will seek the necessary approvals and amend its HUD demolition and disposition approval to reflect the change in location of the maintenance building.

Now, therefore, be it resolved, by The Housing Authority of the City of Newport, that persons hereinafter named, authorized and instructed, to take all steps necessary and appropriate to facilitate the leasing of a portion of property owned by The Authority for the purpose of allowing a maintenance building to be built.

NOW, THEREFORE, BE IT RESOLVED that James J. Reed in his capacity as the Executive Director of The Housing Authority of the City of Newport, acting singularly or Jan Shapin, in her capacity as Board Chair of The Housing Authority of the City of Newport, also acting singularly, are each hereby authorized, empowered, and instructed to enter into, acknowledge, amend and/or deliver on behalf of The Housing Authority of the City of Newport, any and all instruments and documents, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to effect the consummation of the transactions described above with the developer, any corporation, limited partnership or limited liability company formed by the developer to carry out the project.

AYES

Commissioner Shapin
" McCauley
" Abney
" Landry

NAYS

None

Commissioner's Bowley, Coleman and Vergowven were absent from this meeting.

The Chair thereupon declared said motion carried and said Resolution adopted.

The Secretary presented to the Commissioners requested approval and adoption of the 2010 Annual Plan and all accompanying documents.

Upon a motion by Commissioner McCauley, seconded by Commissioner Landry, and unanimously carried, the 2010 Annual Plan with all accompanying documents was approved.

The Secretary submitted to the Commissioners the Consent Calendar items which included the Finance Reports, C.O.P. Report, Applications, Occupancy, December

Collection/Loss Reports, Section 8 Report, Social Services Report and Elderly Services Coordinator Report.

Upon a motion by Commissioner Abney, seconded by Commissioner Landry, and unanimously carried, the Consent Calendar items were accepted as read.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Phase V work, Park Holm Master Plan, Sprinkler work at the Florence Gray Center, and demolition activity.

Upon a motion by Commissioner Abney, seconded by Commissioner Landry, and unanimously carried, that the report regarding the Capital/ARRA Projects was received.

Yvette Harris, President of the Newport Resident Council, presented her monthly report to the Board. The Newport Resident Council along with the Newport Housing Authority will be meeting beginning next week to complete an orientation package for Park Holm Residents returning to their apartments upon completion of Phase I of the Park Holm Master Plan.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, that the monthly report regarding the Newport Resident Council was received.

Commissioners' Request: (s)

- Per the request of the Chair and the Secretary, the February 11, 2010 Board of Commissioners meeting has been rescheduled to February 4, 2010.

Upon a motion by Commissioner Landry, seconded by Commissioner McCauley, and unanimously carried, the meeting adjourned at 5:20 p.m.